



# Little Lodge

Peasemore, Newbury, Berkshire

## A delightful period cottage with charming garden in a popular downland village

Good accessibility, versatile accommodation and countryside walks direct from the property



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**PRIVATE PARKING**



**GARDEN**



**FREEHOLD**



**RURAL/VILLAGE**



**2,026 SQ FT**



**GUIDE PRICE  
£995,000**



### The property

Little Lodge is a delightful period cottage of over 2,000 sq ft in a popular downland village surrounded by beautiful rolling countryside whilst also being highly accessible for transport links and schools. The property is in very good order throughout and provides spacious accommodation with good sized rooms and a flexible layout, and there are numerous windows filling the house with natural light. The reception hall leads through to the smart kitchen/breakfast room fitted with painted shaker-style units at base and wall level providing ample storage, a stainless steel range style cooker, and a breakfast area with built-in seating and space for a small table. Beyond the kitchen is the dining room with a large bay window. There is a lovely sitting room with an open fire and attractive mantelpiece surround, built in shelves with cupboards below, and French doors opening onto the garden terrace. There is also a utility room/cloakroom. Two of the bedrooms are conveniently located on the ground floor, one with a large dressing room with fitted wardrobes and an en suite shower room, and the other with an 'open'

en suite bathroom and a big bay window looking out across the garden. Upstairs there are two further double bedrooms and a family bathroom. In addition, one of the bedrooms leads to a substantial loft space which is in good decorative order and which could be used as further bedrooms or office space, if desired.

### Outside

There is a charming, south-west facing garden at the rear of the property. The garden has a Mediterranean style courtyard feel, with a large paved terrace leading onto a gravel garden filled with a variety of mixed flower borders and shrubs, and surrounded on two sides by an attractive brick panelled wall creating seclusion and privacy. There is a pretty pagoda style summer house providing shade as required.

The property is approached from the village lane across a gravel driveway providing parking for a number of vehicles.



## Location

Peasmore is a highly sought-after village in a rural elevated spot on the Berkshire Downs surrounded by stunning countryside and with a wealth of bridleways and footpaths offering wonderful walking, riding and cycling opportunities. There is a thriving local community, with a church, village hall, cricket club and The Fox pub in the village itself. Nearby Wantage and Newbury provide an extensive range of local facilities catering for most day to day needs, and there is a weekly market in Wantage, and Waitrose supermarkets can be found in both.

Communications in the area are excellent, with direct train services from Newbury or Didcot into London Paddington, and easy access to the M4 and A34 linking with London, Heathrow Airport and the West Country. There is a wide choice of highly regarded schools in the area, including Brightwalton pre-school and primary school, The Downs School in Compton, and a range of independent schools.

## Distances

- Newbury 8 miles
- Wantage 8 miles
- Hungerford 13 miles
- Oxford 22 miles
- M4 (J13) 4 miles

## Nearby Stations

- Newbury (Paddington from 40 mins)

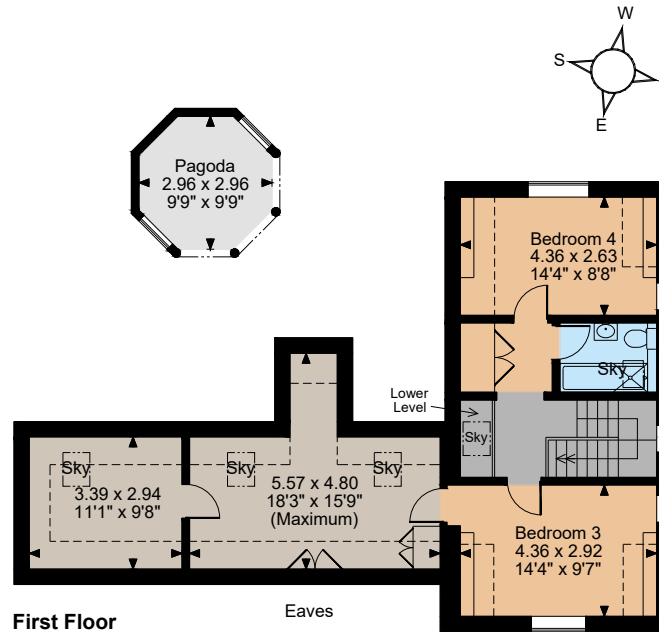
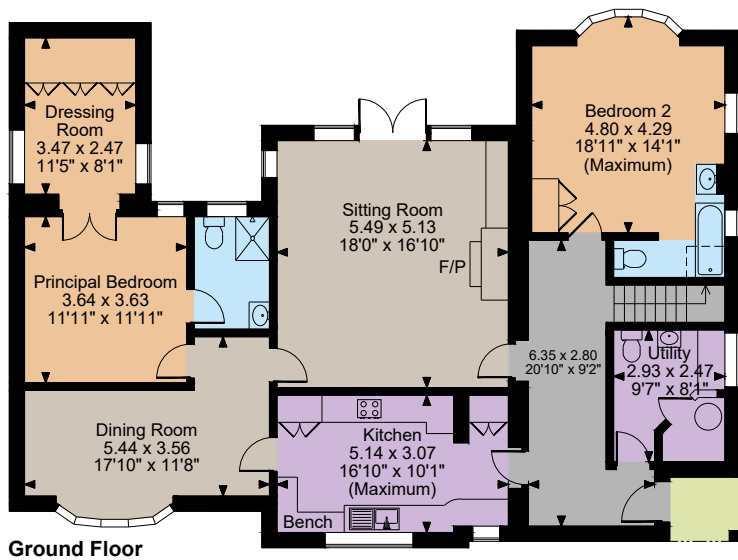
## Key Locations

- Newbury Racecourse
- Watermill Theatre
- Highclere Castle

## Nearby Schools

- Cheam, Horris Hill, Elstree
- Downe House
- Bradfield College
- Radley College





The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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## Floorplans

House internal area 2,026sq ft (188 sq m)

Pagoda/Summer house internal area 78 sq ft (7 sq m)

For identification purposes only.

## Directions

Post Code RG20 7JH

what3words: ///hiked.likely.memory

## General

Local Authority: West Berkshire Council

Services: Mains electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: E

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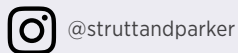
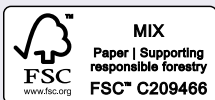
## Newbury

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